172.0	0007	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	714,600 /	714,600
USE VALUE:	714,600 /	714,600
ASSESSED:	714,600 /	714,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PLOURDE CHRISTOPHER
Owner 2:	LINDSTROM JENNIFER
Owner 3:	
Street 1:	144 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRUNO-RUIZ DANIEL FABIAN/TR & -
Owner 2:	BRUNO-RUIZ MARIA LOUISE/TR -
Street 1:	144 WOLLASTON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .089 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1843 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3864.000	339,500		375,100	714,600
Total Card	0.089	339,500		375,100	714,600
Total Parcel	0.089	339,500		375,100	714,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.70 | /Parcel: 387.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114343
GIS Ref	
GIS Ref	
Insp Date	04/04/18

!13352!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 172.0-0007-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	339,500	0	3,864.	375,100	714,600		Year end	12/23/2021
2021	101	FV	328,000	0	3,864.	375,100	703,100		Year End Roll	12/10/2020
2020	101	FV	285,800	0	3,864.	375,100	660,900	660,900	Year End Roll	12/18/2019
2019	101	FV	223,900	0	3,864.	369,800	593,700	593,700	Year End Roll	1/3/2019
2018	101	FV	223,900	0	3,864.	284,000	507,900	507,900	Year End Roll	12/20/2017
2017	101	FV	223,900	0	3,864.	268,000	491,900	491,900	Year End Roll	1/3/2017
2016	101	FV	223,900	0	3,864.	246,500	470,400	470,400	Year End	1/4/2016
2015	101	FV	210,500	0	3,864.	230,400	440,900	440,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:50:03

LAST REV

Date	Time
10/07/20	09:29:51
apro	

USER DEFINED

Prior Id # 1:	114343
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13352

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRUNO-RUIZ DANI	1547-35		7/26/2019		855,000	No	No		
BRUNO-RUIZ DANI	1491-108		6/22/2016	Convenience	100	No	No		
BRUNO-RUIZ DANI	1469-14		3/27/2015	Convenience	99	No	No		
RUIZ DANIEL F,	1402-49		7/12/2011	Convenience	99	No	No		
RUIZ DANIEL F	1376-60		10/26/2009	Family	99	No	No		
SESTOKAS ANNE V	1288-160		8/4/2004		415,000	No	No		
	1032-121		7/1/1987		182,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2020	294	Redo Kit	11,625	C				
6/10/2014	638	Dormers	716,000					
12/19/1994	671	Manual	2,300					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2019	SQ Returned	JO	Jenny O
4/4/2018	MEAS&NOTICE	HS	Hanne S
6/26/2014	Info Fm Prmt	PC	PHIL C
11/7/2008	Meas/Inspect	163	PATRIOT
12/8/2004	MLS	MM	Mary M
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3864		Sq. Ft.	Site		0	70.	1.39	6									375,145						375,100	

Total AC/HA:	0.08871	Total SF/SM:	3864	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	375,145	Spl Credit		Total:	375,100

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.33359373
Const Adj.:	1.15488458
Adj $ / SQ:	169.416
Other Features:	104147
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417100
Depreciation:	77581
Depreciated Total:	339520

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

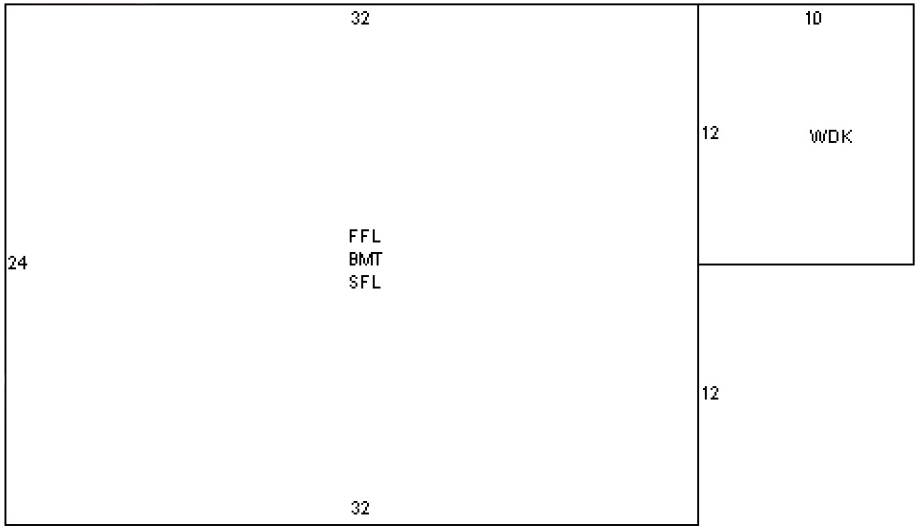
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.42
Special Features:	0	Val/Su Net:	140.06
Final Total:	339500	Val/Su SzAd	221.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	66.070	50,744
FFL	First Floor	768	169.420	130,112
SFL	Second Floor	768	169.420	130,112
WDK	Deck	120	16.550	1,986

Net Sketched Area:	2,424			Total:	312,954
Size Ad	1536	Gross Area	2424	FinArea	1843

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0007-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	